

PLANNING COMMISSION MINUTES

June 26, 2002

CALL TO ORDER:

Chairman Vlad Voytilla called the meeting to order at 7:04 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present was Chairman Vlad Voytilla. Planning Commissioners Bob Barnard, Gary Bliss, Eric Johansen, Dan Maks, Bill Young and Shannon Pogue were excused.

Associate Planner Liz Shotwell represented staff.

The meeting was called to order by Chairman Voytilla, who explained that the purpose of this meeting is the continuance of the public hearing item. Observing that the public is welcome to attend, he stated that no public testimony would be accepted at this time.

NEW BUSINESS:

PUBLIC HEARINGS:

A. MONTAROSA SINGLE-FAMILY SUBDIVISION

The proposed development site is generally located on the east side of SW 155th Avenue, south of SW Beard Road and north of SW Weir Road. The development site is addressed as 9800 and 9710 SW 155th Avenue and can be specifically identified as Tax Lots 700, 800, 900 and 901 on Washington County Assessor's Tax Map 1S1-29DC. The affected parcels are zoned Urban Standard Density (R5) and together total approximately 4.9 acres in size.

1. SB2002-0004 (Montarosa Single-Family Subdivision)

(Request for continuance to July 10, 2002)

The applicant requests Preliminary Plat Subdivision approval for the subject site. The proposed subdivision will allow for the creation of 24 individual lots for single-family dwellings (including two existing single-family dwellings), two (2) open space tracts (one (1) for water quality detention), and four (4) public street connections. A decision for action on the proposed Preliminary Plat Subdivision application shall be based upon the approval criteria thereof, listed in Section 40.35.15.3.C. of the Development Code.

1 **2. TPP2002-0001 (Montarosa Single-Family Subdivision Tree Preservation**
2 **Plan)**

3 *(Request for continuance to July 10, 2002)*

4 Associated with the Montarosa Single-Family Subdivision project is a
5 separate request for Tree Preservation Plan (TPP) approval, Case File No.
6 TPP 2002-0001. The proposed application for TPP will affect two existing
7 groves of trees identified by the City's Tree Inventory as Significant Groves
8 G-80 and G-82. The proposed development plan would remove several trees
9 considered part of groves G-80 and G-82 while retaining others. A decision
10 for action on the proposed TPP application shall be based upon the approval
11 criteria thereof, listed in Section 40.75.15.1.C.3. of the Development Code.

12 **3. FS2002-0009 (Montarosa Single-Family Subdivision Flexible Setback)**

13 *(Request for continuance to July 10, 2002)*

14 Also associated with the Montarosa Single-Family Subdivision project is a
15 separate request for Flexible Setback (FS) approval for proposed Lot 6, Case
16 File No. FS2002-0009. The proposed Flexible Setback will allow for a
17 reduction to the northern front yard setback from the required 20-foot setback
18 to the proposed 10-foot setback for the existing house to be retained on
19 proposed Lot 6. A decision for action on the proposed FS application shall be
20 based upon the approval criteria thereof, listed in Section 40.15.15.1.C. of the
21 Development Code.

22
23 Chairman Voytilla granted the applicant's request to continue the Public Hearing
24 for SB 2002-0004 – Montarosa Single-Family Subdivision, TPP 2002-0001 –
25 Montarosa Single-Family Subdivision Tree Preservation Plan and FS 2002-0009
26 – Montarosa Single-Family Subdivision Flexible Setback to a date certain of July
27 10, 2002.

28
29 **MISCELLANEOUS BUSINESS:**

30
31 The meeting adjourned at 7:06 p.m.